

**Outbuilding adjacent to The Kennels Bicester
Road Stratton Audley**

23/01431/DISC

Case Officer: Hansah Iqbal

Recommendation: Approve

Applicant: The Bicester Hunt and Whaddon Chase Trustees

Proposal: Discharge of Conditions 3 (brick sample panel) and 4 (roof tile sample) of 20/00737/F

Expiry Date: 3 August 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

The application site is located on southwestern edge of village of Stratton Audley. The site for approved for 2 new residential units under ref: 20/00737/F.

The application building is not a listed building.

The application site is within Stratton Audley conservation area.

2. CONDITIONS PROPOSED TO BE DISCHARGED

Conditions proposed to be discharged:

Condition 3 (brick sample panel):

No development shall commence until a brick sample panel, to demonstrate brick type, colour, texture, face bond and pointing (minimum 1m² in size) has been constructed on site, and has been inspected and approved in writing by the Local Planning Authority. The external walls of the development shall be constructed in strict accordance with the approved brick sample panel and shall be retained as such thereafter.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to safeguard the character and appearance of the area and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Condition 4 (roof tile sample):

No development shall commence until samples of the tile to be used in the construction of the roof of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved samples and shall be retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development and to safeguard the character and appearance of the area and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

3. RELEVANT PLANNING HISTORY

The following planning history is considered relevant to the current proposal:

20/00737/F – Alterations to and conversion of existing outbuildings into 2 new residential units (revised scheme of 19/01312/F.); application permitted.

22/03396/F – Alterations to and conversion of existing outbuildings into 3 new residential units and extension to existing neighbouring garden; application under consideration.

4. RESPONSE TO PUBLICITY

Due to nature of this application, publicity has not been required.

5. RESPONSE TO CONSULTATION

No consultation required.

6. APPRAISAL

The proposed materials are a good match for the existing building.

7. RECOMMENDATION

That Planning Condition(s) 3 and 4 of 20/00737/F be discharged based upon the following reasons:

Condition 3

In accordance with the document called 'photos – brick sample panel/roof tile sample' submitted dated 08 June 2023.

Condition 4

In accordance with the document called 'photos – brick sample panel/roof tile sample' submitted dated 08 June 2023.

Case Officer: Hansah Iqbal

DATE: 27 July 2023

Checked By: Paul Ihringer

DATE: 3/8/23
